

**RESPONSES TO QUESTIONS, INQUIRIES AND ASSERTIONS IN CONNECTION
WITH NASSAU COUNTY’S RFP # CE0812-0557 ENTITLED “REQUEST FOR
PROPOSALS FOR THE REDEVELOPMENT OF THE NASSAU VETERANS
MEMORIAL COLISEUM SITE”**

The following questions were received from the public. The County wishes to thank all those who participated in the process by submitting questions.

Correspondence Number One

Questions

- 1) There are concerns about the quantity and quality of Nassau County’s water supply. What are the projected water requirements of each of the proposed developments. How would these requirements be met? Would additional wells need to be drilled? At whose expense? What water conservation measures are incorporated into your plans?
- 2) How would the increased demand for fire and emergency services be met? Is it projected that a new fire district would need to be formed? Would the fire department serving the new development need to be a paid department?
- 3) How much would the project increase traffic congestion on nearby major arteries, such as Hempstead Turnpike and the Meadowbrook Parkway? Indicate a projected level of public transit use, and how that impacts projected traffic increases.
- 4) None of the four proposals seem to specifically incorporate elements generated by the Nassau Hub MIS. Why do the proposals not include the transit stations and routes envisioned in the MIS?
- 6) What is the projected energy demand of the proposed development? Would an additional power plant or other energy infrastructure be required to meet those needs? What energy efficiency standards/measures will be incorporated into the project? Will buildings meet LEED standards or other energy efficiency/green building goals? Does your project incorporate any on-site, renewable power generation (e.g. solar photovoltaic, wind turbines)?
- 7) Given that the traffic and environmental impacts of the proposed development projects will affect a larger area than the immediate surrounding community, should the Uniondale School District receive the entire “windfall” of school tax dollars generated by the project? Is it permissible under New York State law to enact a new County requirement that a portion of school taxes generated by this development be shared across all Nassau school districts?

- 8) Does the Sterling Equities/NY Mets Development Corp proposal, which incorporates a monorail, demonstrate a need to reopen the MIS so that a monorail option is fully evaluated?
- 9) Does the County have the legal authority to require that all buildings in the proposals meet high energy efficiency or LEED standards?
- 10) Does the County have the authority to require a significant percentage (25%) of the estimated energy demand of development be met by on-site, renewable energy generation?

Answer

The questions you have asked the development teams and the County highlight important specific areas to be addressed in connection with the redevelopment of the site. At this time, we have not forwarded the specific questions to the development teams. These questions will have to be addressed by the development team selected by the County in connection with the proposed redevelopment of the site and the necessary governmental approvals at the County and Town levels.

The questions with regard to water supply, increased demand for fire and emergency services, potential increases in traffic, and energy requirements are all pertinent, but go beyond the scope of the review at this time and will be addressed as part of the multi-level governmental approvals process, including the requirements under the State Environmental Quality Review Act.

School taxes are governed by New York State law and any requirement that a portion of school taxes generated by this development be shared across all Nassau County school districts would require action by the New York State Legislature.

The Hub MIS provides a preliminary analysis of potential routing of public transportation. The County will expect the selected developer to address the requirements identified in the next stage of the transit study.

On the issue regarding high energy efficiency or LEED standards, please note that the Term Sheet included as Attachment "A" to the County's Invitation to Submit Best and Final Offers dated November 23, 2005, specifies that the selected development team will be required to obtain a "Certified" ranking under the LEED rating system.

Correspondence Number Two

Questions

- 1) Is it possible to mix and match the most exciting ideas from the four proposals into one synergistic comprehensive plan? One example might be to build a minor league stadium and County Seat office consolidation.

- 2) Will the County make public its projected long term financial benefits of each proposal (i.e., 10, 20 years)?

Answer

The proposals and opportunities presented are being evaluated in the context of the goals set forth in the RFP as follows:

- Provide for the redevelopment of the Coliseum into a state-of-the-art, world-class sports facility to accommodate the New York Islanders or other comparable professional sports franchise(s). The anticipated renovations to the Coliseum will include additional seating and luxury boxes, increased and enhanced concession services and other amenities. The value of any such renovations proposed for the Coliseum must exceed \$150 million. The Coliseum renovations must be completed within three (3) years from the date that all necessary governmental approvals are obtained to permit commencement of construction, unless otherwise extended by the County.
- Provide for the operation of the Coliseum in a first-class manner after the expiration or sooner termination of the agreement with the present Coliseum operator, Spectacor Management Group (“SMG”).
- Provide for an extension of the New York Islanders’ agreement to play professional hockey at the Coliseum for a term expiring not earlier than July 31, 2025, or, in lieu thereof, for an agreement with a comparable professional sports franchise(s) expiring not earlier than July 31, 2025.
- Provide for the construction on the Site of deck parking for Coliseum use which must be completed prior to any other development at the Site.
- Provide that not less than fifteen (15%) percent of any residential units constructed on the Site will be “Workforce Housing,” which is defined as housing for a family or individual having an annual income of no more than \$90,000 in 2005, subject to annual Consumer Price Index adjustments. Note: the Invitation to Submit a Best and Final Offer requested twenty per cent (20%) of any residential units constructed on the site will be “Next Generation Housing.”
- Provide for public transit access and use at the Site in connection with a future transportation system. As a result, a responsive proposal must provide for rights-of-way, public access easements and financial investment dedicated to the effective and efficient use of a new transportation system. To make this vision a reality, the County wishes to secure a partner committed to development at the Site which is supported by a public transportation system servicing both the Coliseum and the greater area known as the Nassau County Hub.

- Provide increased property and sales tax revenues for the County with improved economic and public benefits for the Town of Hempstead and surrounding communities.
- Create an attractive multiple-use destination center with additional public amenities in a manner which is consistent with the interests of the surrounding community. The County seeks imaginative development concepts for the Site with creative open space and architectural and engineering designs.

While the RFP process and negotiations may not permit, *per se*, a mix and match of proposals, it is a flexible process that should provide an opportunity for an exciting redevelopment of the Coliseum site which creates an attractive multiple use destination.

At the conclusion of the selection process, reports and other materials will be available to the public.

Correspondence Number Three

Questions

- 1) In the housing component of their proposal what percent will be affordable housing? Of that how many will be rental and how many will be for sale?
- 2) What kind of guarantee will the developers make regarding the affordable housing component? (understanding it requires the Town of Hempstead approval)

Answer

In the term sheet attached to the Invitation to Submit Best and Final Offers dated November 23, 2005, the County asked for a commitment from the development teams that 20% of the proposed housing units be “Next Generation Housing”. At this point, the County has not required a breakdown between rental and for-sale units. Please see the development teams’ responses to the Invitation to Submit Best and Final Offers regarding their housing commitment which are posted at www.nassaucountyny.gov.

Correspondence Number Four

Question

- 1) For all development teams: Will you commit to ensuring that all workers who clean and maintain your buildings receive prevailing wage rates with employer paid health care benefits?

Answer

We have not addressed specific questions of this nature to the development teams at this time since they seek details beyond the conceptual site plan sought in the Invitation to Submit a Best and Final Offer. Such questions will be addressed as the selection and approvals process moves forward.

Updates. *The Nassau County web site at www.nassaucountyny.gov will be the primary source of information and updates regarding all questions, inquiries and assertions.*

Dated: January 9, 2006